



Arlington Zoning Board of Appeals

Date: Tuesday, June 25, 2024

Time: 7:30 PM

Location: Conducted by Remote Participation

Additional Details:

Agenda Items

Administrative Items

1. Conducted By Remote Participation

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's [Agendas and Minutes](#) page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.

Hearings

- 2. Docket #3787 84 Hillside Avenue (continuance)**
- 3. Docket #3796 49 Valentine Road (continuance)**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted By Remote Participation

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's Agendas and Minutes page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.



Town of Arlington, Massachusetts

Docket #3787 84 Hillside Avenue (continuance)

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3787_84_Hillside_Avenue_Legal_ad.pdf	#3787 84 Hillside Avenue Legal ad
Reference Material	#3787_84_Hillside_Avenue_application.pdf	#3787 84 Hillside Avenue Application
Reference Material	#3787_84_Hillside_Plot_Plan.pdf	#3787 84 Hillside Plot Plan
Reference Material	#3787_84_Hillside_Photos.pdf	#3787 84 Hillside Photos
Reference Material	82-84_Hillside_Driveway_ISD_Photos_-_2023.12.12.pdf	82-84 Hillside Driveway ISD Photos - 2023.12.12



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Mei Cheng and Alan Ching** of Arlington, MA. on March 26, 2024, a petition seeking to alter their property located at **84 Hillside Avenue - Block Plan 167.0-0004-0013.0**. Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3787

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-5	Primary Location	Applicant
Special Use Permit Application (ZBA)	84 HILLSIDE AVE Arlington, MA 02476	AI Patterson 603-300-2323 a.e.p.constructionnh@gmail.com
Status: Active	Owner	548 Lafayette Rd
Submitted On: 2/21/2024	CHENG MEI KING; CHING ALAN Hillside Ave 84 ARLINGTON, MA 02476	Hampton , New Hampshire 03842

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**** [?](#)

The property is on hillside.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

It is Safty for the elderly to get access to there home, it will help keep cars from parking in front of other nabors home during street parking

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

It will help keep cars off street from parking open the road up for more safe visible driving, we will maintain/improve any abutting sidewalk for pedestrian safe walking.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The water is draining back into the hillside property & I believe we are helping relieve some of the town water.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The driveway is less than 20 feet

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

It is simply parking spot for elderly tenants.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It is a small clean neat driveway for safety of the elderly, it will help improve property value. It will help open up street parking and make it easier for street sweeping.

Dimensional and Parking Information

Present Use/Occupancy *

Multi

Proposed Use/Occupancy *

Multi

Existing Number of Dwelling Units*

3

Proposed Number of Dwelling Units*

3

Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
4000	4000

Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* 
11000	11000

Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
4000	100

Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
110	50

Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0	0

Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	21

Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
3	80

Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
11000	11000

Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
11000	100

Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
100	0

Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
110	110
Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)*
0	100
Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
100	0
Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
110	110
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
0	0
Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
0	0
Existing Height (ft.)*	Proposed Height (ft.)*
0	0
Maximum Height (ft.) required by Zoning*	
0	
For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.	
Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
20	20

Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
20	20
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
0	0
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)*
0	0
Proposed Usable Open Space (% of GFA)*	Minimum Usable Open Space required by Zoning*
0	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
2	2
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0

Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0
Existing type of construction*	Proposed type of construction*
Pavement	20 foot Driveway

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
11000	11000
Existing Open Space, Usable*	Proposed Open Space, Usable*
20	20
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
20	20

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
20	20
Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
0	0
1st Floor, Existing Gross Floor Area	New Field
1000	—

1st Floor, Proposed Gross Floor Area	2nd Floor, Existing Gross Floor Area
1000	1000

2nd Floor, Proposed Gross Floor Area	3rd Floor, Existing Gross Floor Area
1000	500

3rd Floor, Proposed Gross Floor Area	4th Floor, Existing Gross Floor Area
500	0

4th Floor, Proposed Gross Floor Area	5th Floor, Existing Gross Floor Area
0	0

5th Floor, Proposed Gross Floor Area	Attic, Existing Gross Floor Area ?
0	0

Attic, Proposed Gross Floor Area	Parking Garages, Existing Gross Floor Area ?
0	0

Parking Garages, Proposed Gross Floor Area	All weather habitable porches and balconies, Existing Gross Floor Area
0	0

All weather habitable porches and balconies, Proposed Gross Floor Area	Total Existing Gross Floor Area
0	2520

Total Proposed Gross Floor Area

2520	
------	---

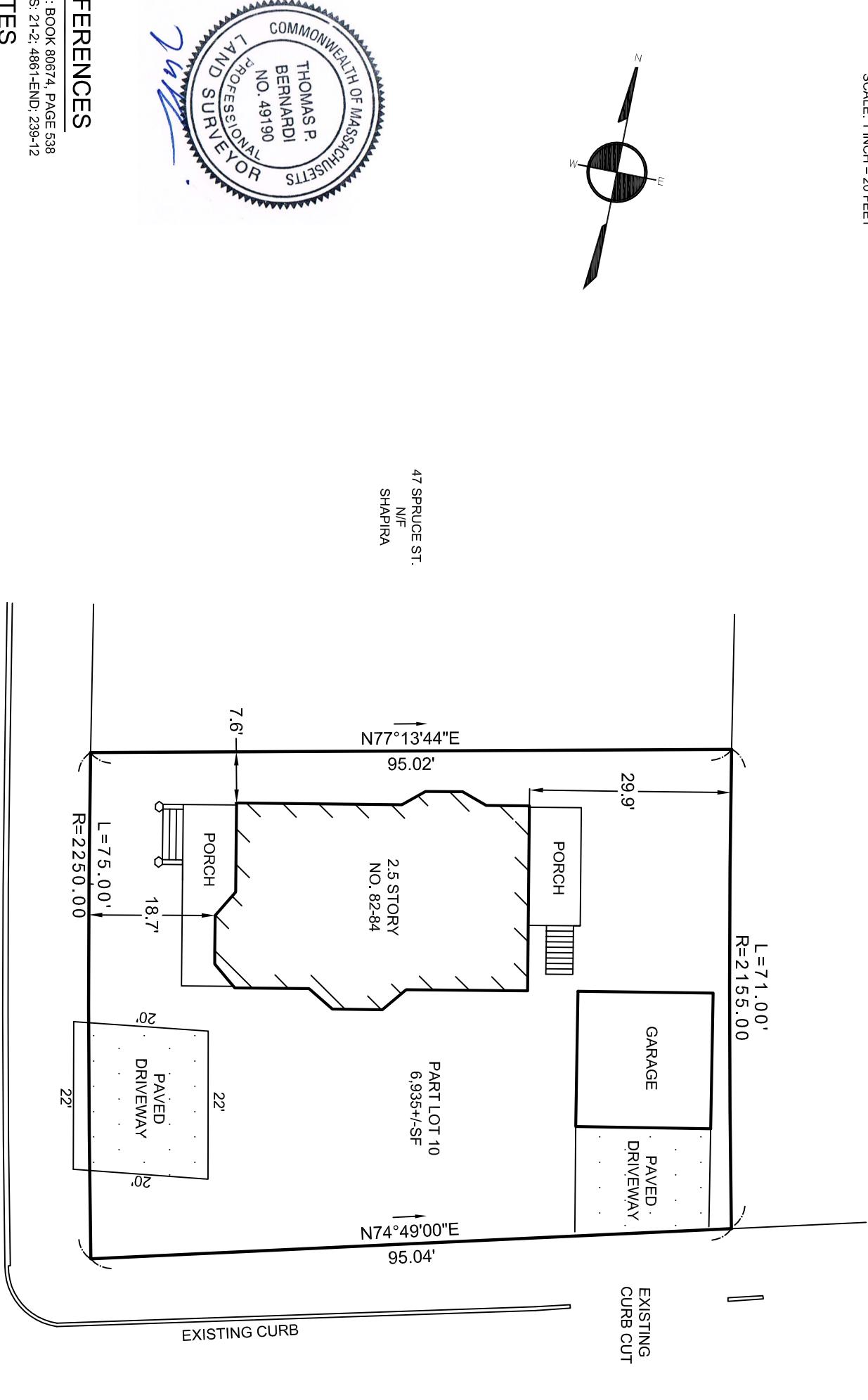
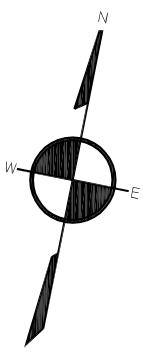
PLAN OF LAND

LOCATED AT
82-84 HILLSIDE AVENUE
ARLINGTON, MA

SCALE: 1 INCH = 20 FEET

47 SPRUCE ST.
N/F
SHAPIRA
617 899-0703

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSURVEY.COM



FLORENCE AVENUE
(PUBLIC 50' WIDE)

REFERENCES

DEED: BOOK 80674, PAGE 538
PLANS: 24-2; 4861-END: 239-12

NOTES

THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND IN MARCH OF 2024 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

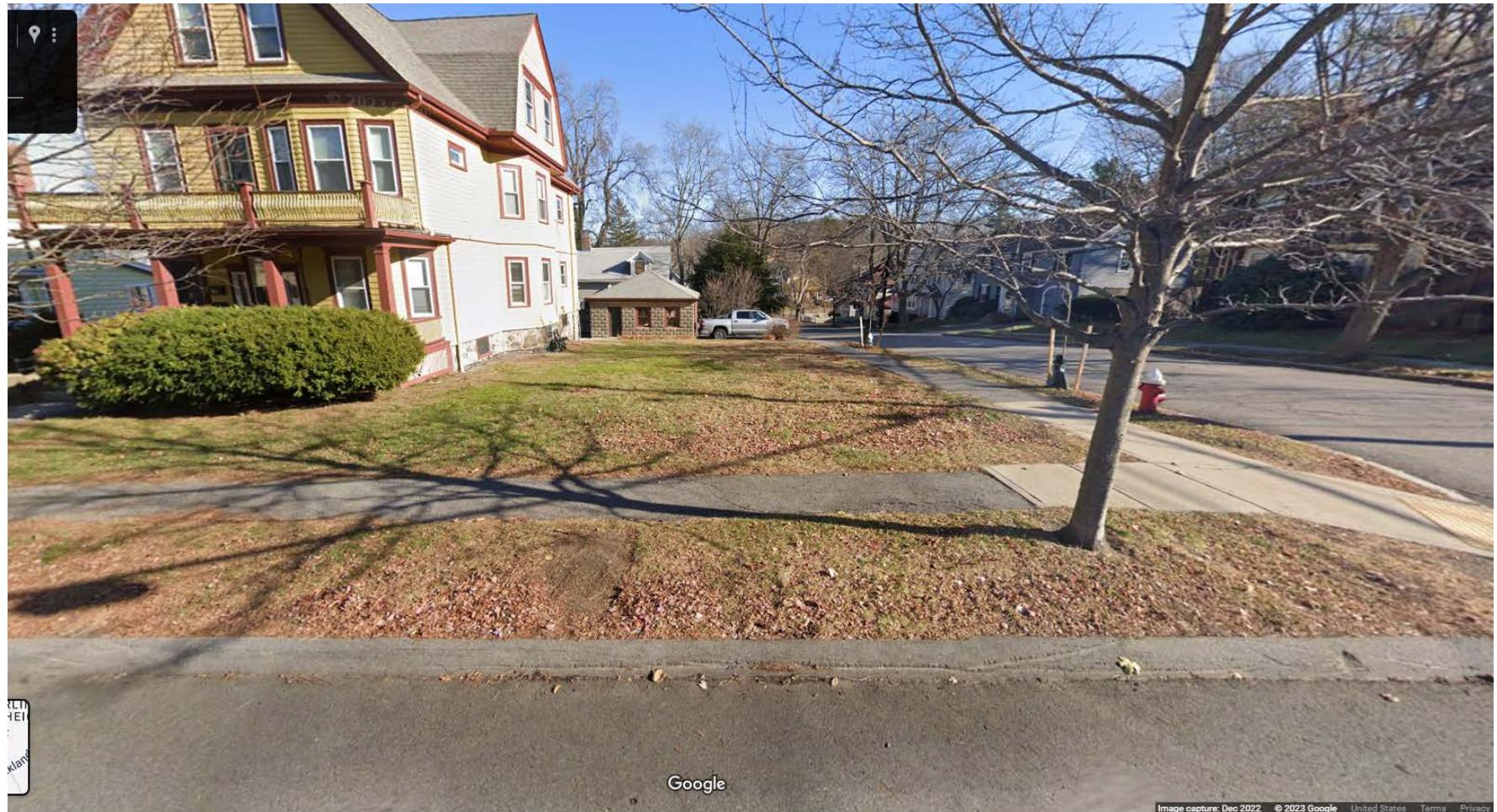
DATE: MARCH 27, 2024

MASSACHUSETTS
SURVEY
CONSULTANTS, LLC



82-84 Hillside Avenue – Second Driveway Installation December 2023

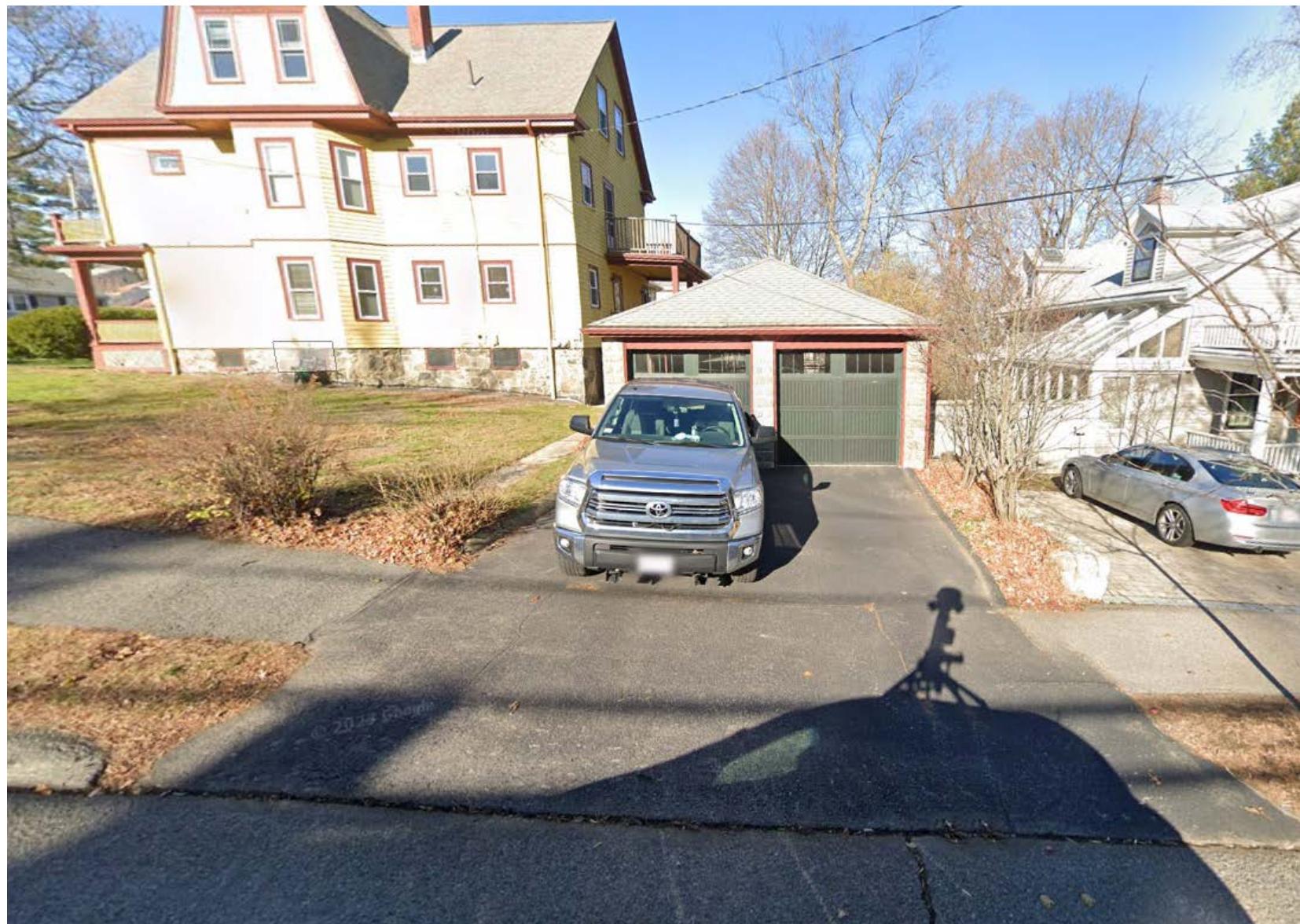
December 2022 Street View



December 2023 Street View Following Installation of Second Driveway



Original Driveway Street View December 2022





Town of Arlington, Massachusetts

Docket #3796 49 Valentine Road (continuance)

ATTACHMENTS:

Type	File Name	Description
❑	Reference Material #3796_49_Valentine_Road_Legal_ad.pdf	#3796 49 Valentine Road Legal ad
❑	Reference Material #3796_49_Valentine_Road_Application.pdf	#3796 49 Valentine Road Application
❑	Reference Material #3796_49_Valentine_Road_plot_plan_driveway_proposal.pdf	#3796 49 Valentine Road plot plan driveway proposal



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Brian and Elizabeth Crowley of Arlington, MA. on April 9, 2024, a petition seeking to alter their property located at **49 Valentine Road - Block Plan 178.0-0002-0007.B.** Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on May 14, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3796

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-11	Primary Location	Applicant
Special Use Permit	49 VALENTINE RD	Elizabeth Crowley
Application (ZBA)	Arlington, MA 02476	617-797-8659
Status: Active	Owner	elizabethcrowley36@gmail.com
Submitted On: 4/9/2024	Elizabeth Crowley	49 Valentine Road
	Valentine Road 49 Arlington, MA 02476	Arlington, MA 02476

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)****

Special Permit Condition 3.3.4. F. "Regulation of number and location of driveways, or other traffic features"

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The additional driveway will allow for less on-street parking

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The additional driveway will remove cars, or potential thereof, on the street thereby improving traffic and pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

Our house is already surrounded by a French drain and there are 2 sump pumps present that are mitigated by drywell on the property. Additionally there will be plantings including shrubs and a tree placed.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

In review of the pursuant sections of the Bylaws, there does not appear to be applicable special regulations for use of the driveway. This will only be used as a driveway with space for a maximum of 2 cars.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The addition of the driveway should not have any significant adverse effect on the district. The neighborhood, as with essentially all neighborhoods in the town, is accustomed to driveway usage as part of normal daily activity and as necessary for typical comings and goings from one's residence. As it pertains to health and welfare, if anything it should improve these conditions as it will reduce the amount of on-street parking thus freeing the road to traffic and pedestrians.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The driveway will only be used for residential parking for the main property owners and guests/childcare providers. As far as can be anticipated, there is no risk of overuse of this driveway as it is located on private property and has space for a maximum of 2 cars. Additionally, we currently have a single driveway where our two main vehicles must park in tandem. As such, if one needs to leave the premises and the other car is in the way, it causes the need to move said car out of and back into the driveway. This creates the potential for disruption and additional fuel emissions.

Dimensional and Parking Information

Present Use/Occupancy *	Proposed Use/Occupancy *
Residence (R1) single family	No change
Existing Number of Dwelling Units*	Proposed Number of Dwelling Units*
1	1
Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
2825	2825
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* ?
6100	6100
Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	61
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
61	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0.46	0.46
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	22
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
22	35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
0	0
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	25.4
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
25.4	24
Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
7.1	7.1
Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)*
10	17.5
Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
17.5	10
Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
32.4	32.4
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
20	2
Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
2	2.5
Existing Height (ft.)*	Proposed Height (ft.)*
23	23

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

4084

Proposed Landscaped Open Space (Sq. Ft.)*

3834

Existing Landscaped Open Space (% of GFA)*

70

Proposed Landscaped Open Space (% of GFA)*

68

**Minimum Landscaped Open Space (% of GFA)
required by Zoning***

10

Existing Usable Open Space (Sq. Ft.)*

4084

Proposed Usable Open Space (Sq. Ft.)*

3834

Existing Usable Open Space (% of GFA)*

70

Proposed Usable Open Space (% of GFA)*

68

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

4

**Minimum Number of Parking Spaces required by
Zoning***

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0

Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0

Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0

Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0

Existing type of construction*	Proposed type of construction*
N/A	N/A

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
6100	6100

Existing Open Space, Usable*	Proposed Open Space, Usable*
4084	3834

Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
4084	3834

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area ?	Basement or Cellar, Proposed Gross Floor Area
585	585
1st Floor, Existing Gross Floor Area	New Field
1262	0
1st Floor, Proposed Gross Floor Area	2nd Floor, Existing Gross Floor Area
1262	978
2nd Floor, Proposed Gross Floor Area	3rd Floor, Existing Gross Floor Area
978	0
3rd Floor, Proposed Gross Floor Area	4th Floor, Existing Gross Floor Area
0	0
4th Floor, Proposed Gross Floor Area	5th Floor, Existing Gross Floor Area
0	0
5th Floor, Proposed Gross Floor Area	Attic, Existing Gross Floor Area ?
0	0
Attic, Proposed Gross Floor Area	Parking Garages, Existing Gross Floor Area ?
0	0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,

Existing Gross Floor Area

0

All weather habitable porches and balconies,

Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2825



Total Proposed Gross Floor Area

2825



KELLY ANN O'CONNOR &
ELIZABETH M. O'CONNOR
DEED BOOK 22935, PAGE 44
PLAN BOOK 265, PLAN 23

MORRISON FAMILY
REALTY TRUST
EED BOOK 56187, PAGE 544
PLAN BOOK 265, PLAN 23

MATTHEW THOMAS &
JESSICA ANN PELLETIER
DEED BOOK 76057, PAGE 226
PLAN BOOK 286, PLAN 49

ASSESSORS:

MAP 178, BLOCK 2, LOT 7.B

ZONING:

RESIDENCE 1 ZONE DISTRICT (R1)

REFERENCES:

DEED BOOK 63516, PAGE 579
PLAN NO. 309 OF 1949

RECORD OWNER:

BRAINS AND
NOTES.

1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.

2) LOT D AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0412E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

3) THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

4) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES ON NOVEMBER 23, 2021.

5) EXISTING LOT COVERAGE BY BUILDINGS IS $873\pm$ SF (14%). PROPOSED LOT COVERAGE BY BUILDINGS IS $1328\pm$ SF (22%).

6) EXISTING BUILDING HEIGHT ABOVE AVERAGE FINISHED GRADE IS 23.3'. PROPOSED HEIGHT OF ADDITION NOT TO EXCEED EXISTING BUILDING HEIGHT.

NO.	DESCRIBE
1	UTILITY
2	30" DECK

VALENTINE (50' WIDE) ROAD

LEGEND

— 102 —	SURFACE CONTOUR
MM	EDGE OF PAVEMENT
86.75	CURB WITH TOP AND BOTTOM
X 86.25	CURB ELEVATION
UP 709/7	EXISTING UTILITY POLE WITH
OHW	DESIGNATION OVERHEAD WIRES
—	SPOT ELEVATION
x 100.7	PROMINENT DECIDUOUS TREE
 24" DEC	WITH SIZE
	LIGHT POLE
	GAS VALVE
	ELECTRIC METER
VBC	VERTICAL BITUMINOUS CURB
AC	AIR CONDITIONER

ELEVATION BENCH MARKS		
DATUM: ASSUMED (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
1	UTILITY POLE 709/7 - CUT SPIKE SET 1' FG	100.73'
2	30" DEC TREE - CUT SPIKE SET 1' FG	104.22'



PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND 49 VALENTINE ROAD, ARLINGTON, MASS. PREPARED FOR: ELIZABETH CROWLEY		CHK. BY: GGG DATE: 6/23/22
HANCOCK Survey Associates, Inc. 34 CHELMSFORD ST, CHELMSFORD, MA 01824 VOICE (978) 244-0110, FAX (978) 244-1133		SCALE: 1" = 20'  0 10 20 40 JOB NO. 25617